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The Commonwealth of Massachusetts

Department of Public Safety

Board of Building Regulations and Standards

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Commissioner

Gary Mocella, P.E.
Chairman

Alexander MacLeod, R.A.
Vice Chairman

Robert Anderson
Administrator

Date: July 30, 2007

Name of Appellant: Dan Walsh

Service Address: 60 Shawmut Park, Canton, MA,
02021

In reference to: 15 Beacon St., Reading, MA, 01867

Docket Number: 05-428

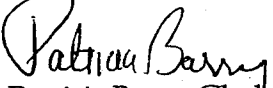
Property Address: 15 Beacon St., Reading, MA, 01867

Date of Hearing: 06-14-07

We are pleased to enclose a copy of the decision relative to the above case wherein certain variances from the State Building Code had been requested.

Sincerely:

STATE BUILDING CODE APPEALS BOARD


Patricia Barry, Clerk

cc: State Building Code Appeals Board
Building Official

The vote was:

☐.....Unanimous

XXX..... Majority

Reasons for Variance:

The Appellant indicated that he represented the building owner who had applied for a permit to renovate portions of an existing basement for a single-family residence into living area. The subject of the appeal was the set of stairs leading to the basement shown in the photos (exhibit 1) and the plan view (exhibit 2). The stair treads from the first floor leading down to the landing are 31 inches in width. The Appellant indicated hardship in that due to certain limiting conditions established by existing walls on the first and second floors.

Following testimony, Dana Haagensen made a motion to deny the variance request to allow the reduced stair width. The motion was seconded by Stanley Shuman. It was noted in the motion that opportunity exists to provide a stair meeting the minimum dimensions established by the code. It was further noted that the minimum dimensions are established not only for reasons of comfort when traversing the stair, but also to allow the transport of furniture and emergency equipment (such as a stretcher) if necessary. Board members indicated that sufficient evidence was not provided to warrant a variance and that there appeared to be enough space to provide a stair in compliance with the code.

The following members voted in the above manner

Robert Anderson (16)
Chairman - Rob Anderson
(Voted in opposition)

Stanley Shuman (18)
Stanley Shuman

Dana Haagensen (11)
Dana Haagensen

A complete administrative record is on file at the office of the Board of Building Regulations and Standards.

A true copy attest, dated: August 20, 2007

Patricia Barry
Patricia Barry, Clerk

Any person aggrieved by a decision of the State Building Code Appeals Board may appeal to a court of competent jurisdiction in accordance with Chapter 30A, Section 14 of the Massachusetts General Laws.